

**Chapel Road, Brightlingsea  
CO7 0HE  
£350,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**





- NON-ESTATE LOCATION
- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- 22FT LOUNGE/DINING ROOM
- LOG BURNER
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING/DRIVEWAY
- FRENCH DOORS TO GARDEN

**\*\* A CHARMING BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW IN THIS ESTABLISHED NON-ESTATE LOCATION\*\***

Town and Country Residential are pleased to be able to bring to market this lovely well planned residence. The property has had the benefit of a rear single story extension allowing for improved accommodation in the way of a 22ft lounge/diner and a principal double bedroom with an En-suite shower room.

Set out over one level it offers most modern features with double glazing to most aspects, gas to radiator central heating, French doors to rear garden, tasteful decoration and the addition of a log burner.

The accommodation is generous and comprises of entrance hallway, lounge/diner, kitchen, bathroom and three bedrooms with an En-suite to the principal bedroom.

An appointment to view should be made to avoid genuine disappointment.



**The accommodation with approximate room sizes are as follows:**

#### **ENTRANCE HALL**

13' 1" x 5' 7" (3.98m x 1.70m)

Double glazed entrance door, wood laminate flooring, radiator. Access to loft space.

#### **LOUNGE/DINER**

22' 10" x 10' 5" (6.95m x 3.17m)

Brick style feature chimney breast with inset log burner, timber flooring, radiator. Double glazed French doors to garden.

#### **KITCHEN**

12' 4" x 8' 0" (3.76m x 2.44m)

Double glazed window to side elevation, frosted glazed door to side elevation, wood laminate flooring. Stainless steel single drainer sink unit inset to work tops with cupboards under, range of floor standing cupboard drawers and units with adjacent work tops, wall mounted matching cupboards. Corner display unit and built in tall standing unit housing wall mounted gas boiler. Space for fridge/freezer and space for washing machine. Built in chimney alcove with space for cooker.

#### **BEDROOM ONE**

10' 10" x 10' 7" (3.30m x 3.22m)

Double glazed window to rear elevation, built-in double wardrobe cupboard, wood laminate flooring, radiator.

#### **EN-SUITE SHOWER ROOM**

6' 11" x 2' 8" (2.11m x 0.81m)

Double glazed frosted window to side elevation. Low level WC, wash hand basin with mixer tap and shower cubicle with shower unit and folding screen door.



### **BEDROOM THREE**

10' 5" x 9' 11" (3.17m x 3.02m)

Double glazed window to front elevation, wood laminate flooring.

### **BATHROOM**

8' 0" x 6' 5" (2.44m x 1.95m)

Extractor fan. Low level WC, pedestal wash hand basin with tiled splash back and panel bath. Built-in airing cupboard, wood laminate flooring, radiator.

### **FRONT GARDEN**

Laid mainly to lawn with stone/shingle driveway for off road parking.

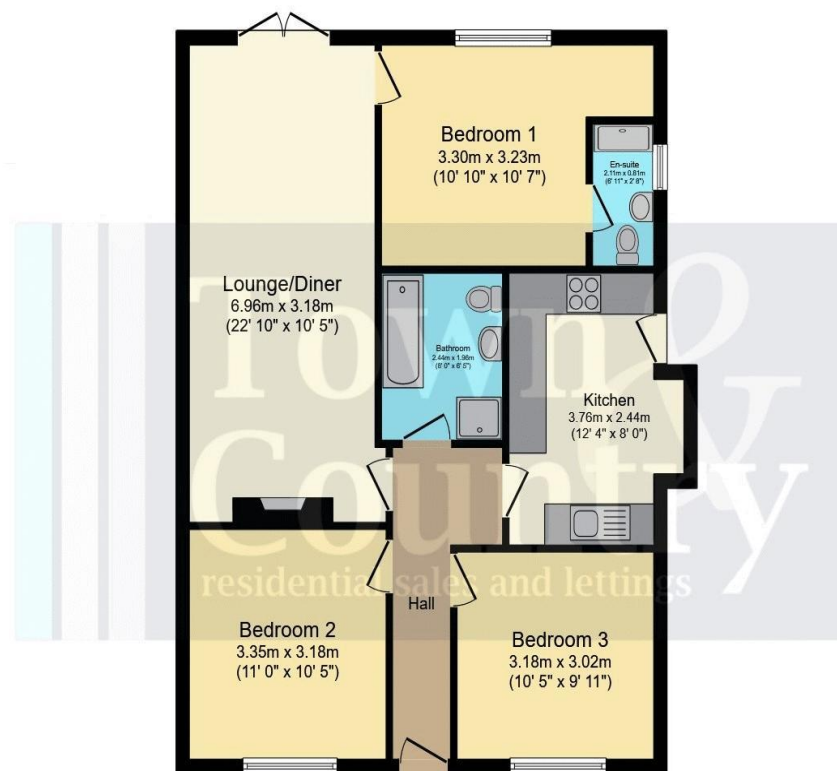
### **REAR GARDEN**

Extending to approx 33ft, large raised I shaped decked patio area, with pergola lawned garden with flower beds side access to one side and covered storage area/log store to the other.









## Floor Plan

Floor area 78.7 sq.m. (847 sq.ft.)

Total floor area: 78.7 sq.m. (847 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)